WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	13 September 2019
LOCATION:	Development Site At 11 And 11A East Street Shoreham-By-Sea West Sussex
SUBJECT:	NOTICE/0014/19 Application for permitted development for prior approval for change of use from offices (Use Class B1a) to 1no 2 bedroom flat (Use Class C3).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from office (B1) use to residential (C3) subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered, including those relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

This prior approval application is for change of use from offices (Use Class B1a) to 1no 2 bedroom flat (Use Class C3). The proposed flat will be situated on the first floor of the property.

This application does not indicate any existing parking provision and therefore no vehicular access considerations are required in this case. In terms of parking the existing use would have generated a parking demand, which presumably would have needed to be accommodated on street or in a paid for provision. The anticipated parking demand of a 2 bed flat in this location would be similar to that of the existing use and therefore would not result in a material change to wider parking requirements.

The site benefits from being situated in a sustainable location in a close proximity to local shops, bus stops and employment opportunities. Shoreham By Sea train station is approximately 5 min walk. An alternative transport mode to public transport that can be used is cycling. It may be possible to provide a cycle parking facility on site, if so it would be advised that such a provision is secured via planning condition. A suitably worded condition is included below if the Local Planning Authority considers cycle parking achievable.

In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Condition

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Anastasia Toleva
West Sussex County Council – Planning Services